



THE
A-TEAM

**RE/MAX
FIRST**

157 HERITAGE Drive, Okotoks T1S 1P1

MLS® #: **A2157263**

Area: **Heritage Okotoks**

Listing Date: **08/16/24**

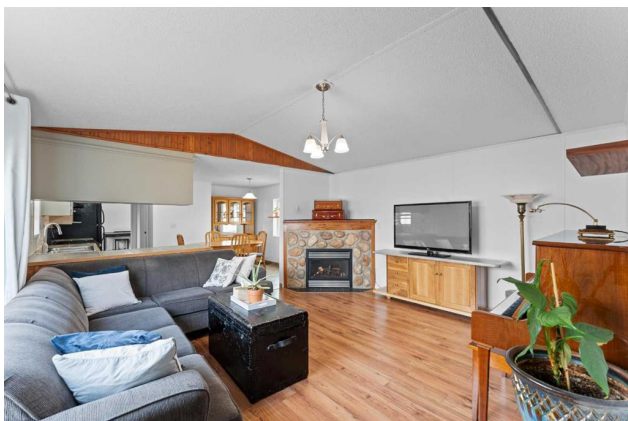
List Price: **\$169,888**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Okotoks**
Year Built: **1992**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,023**
Low Sqft:
Ttl Sqft: **1,023**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction:
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Electric Range,Electric Water Heater,European Washer/Dryer Combination,Range Hood,Refrigerator**

Int Feat:
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`3" x 11`11"	Living Room	Main	14`10" x 14`0"
Kitchen	Main	5`7" x 17`9"	Dining Room	Main	9`3" x 11`3"
Bedroom - Primary	Main	14`10" x 11`8"	4pc Ensuite bath	Main	8`2" x 5`0"
Bedroom	Main	9`4" x 11`0"	Bedroom	Main	9`4" x 8`4"
Laundry	Main	8`11" x 8`1"	4pc Bathroom	Main	5`1" x 7`10"

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **BACK ON MARKET DUE TO FINANCING!! Welcome Home to this well maintained, charming 3-bedroom, 2-bath mobile home, featuring a spacious, fenced, and private yard, along with a private double paved parking pad. Nestled in the private community of Okotoks Village and backing onto green space, this property offers a serene setting with plenty of natural light. The home boasts big windows, vaulted ceilings, and an open and airy floor plan. The kitchen is well-equipped with ample cupboard and counter space, including a generously sized dining room area. The living room, which opens to the kitchen, features a cozy corner gas fireplace and convenient access to the hall and front door. The primary bedroom, located on the opposite end of the home from the other bedrooms for added privacy, offers a large walk-in closet and a luxurious 4-piece en-suite bath, both newly renovated. The two additional bedrooms are generously sized and versatile, ideal for little ones, guests or as office space. The home's laminate flooring is in excellent condition, as is the carpet, and tile flooring. Outside, enjoy a beautiful deck including cover supplied by a large gazebo, a gas line for BBQs, and privacy features. Garden enthusiasts will appreciate the ample space and several garden boxes ready for planting. This property stands out in the community with its unique features. Monthly fees of \$1159 cover water, sewer, compost and recycling, garbage pick-up, and main road snow removal. Pets require board approval. Don't miss the chance to view this property and make it your new home!**

Inclusions:

None.

Property Listed By:

RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

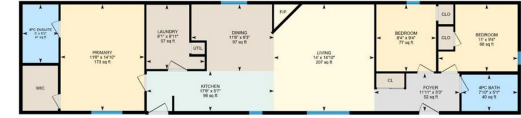






157 Heritage Dr, Okotoks, AB

Main Floor Exterior Area 1107.73 sq ft
Interior Area 1023.01 sq ft



PREPARED: 2024/09/15

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

